



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

24,179 SF OFFICE/WAREHOUSE

10609 NORTH DUAL STREET, BATON ROUGE, LA 70814

24,179 SF

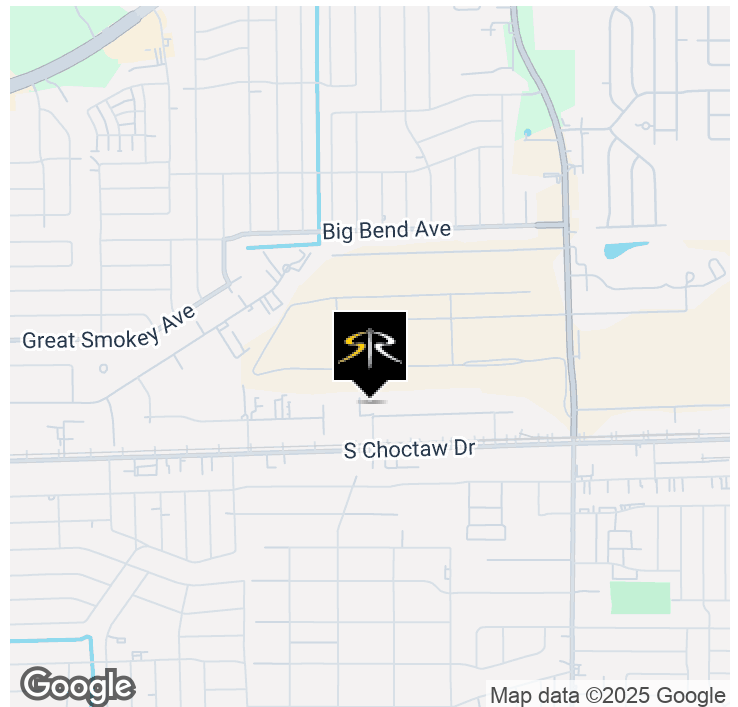


OFFERING SUMMARY

Sale Price:	Contact Agent
Building Size:	24,179 SF
Lot Size:	1 Acre

PROPERTY HIGHLIGHTS

- 24,179 Sq.Ft. Office/Warehouse For Sale
- 40' Concrete Surface
- Truck Well
- 3 Roll Up Doors
- M-1 Zoning
- 3-Phase power
- 2,991 SF Office
- 21,188 SF Total Warehouse



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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



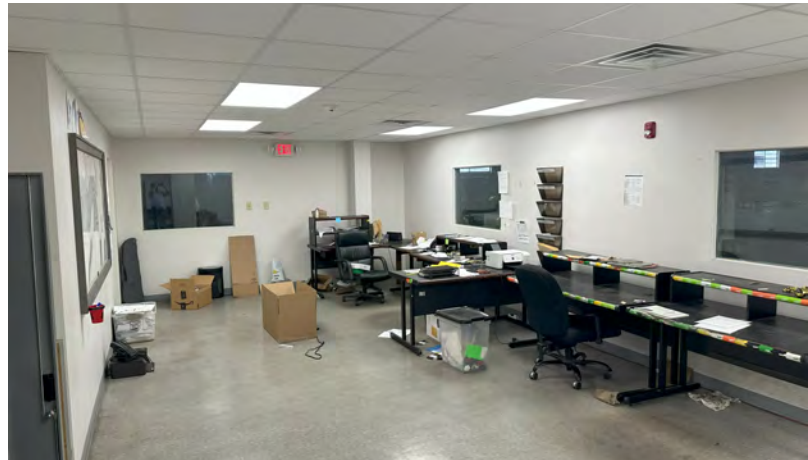
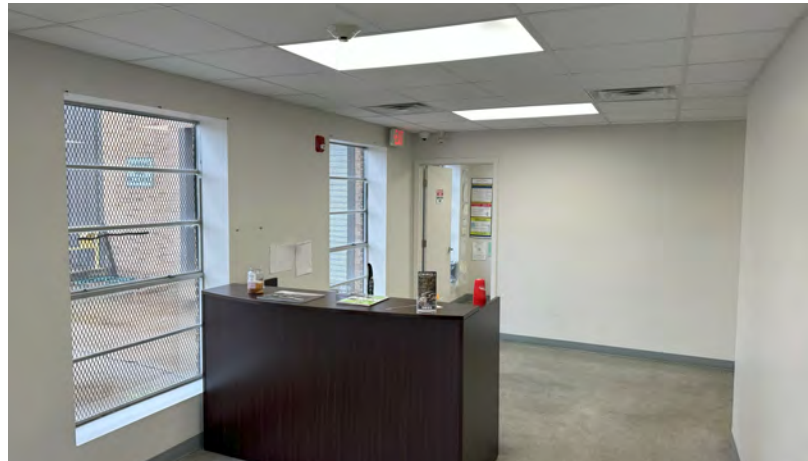
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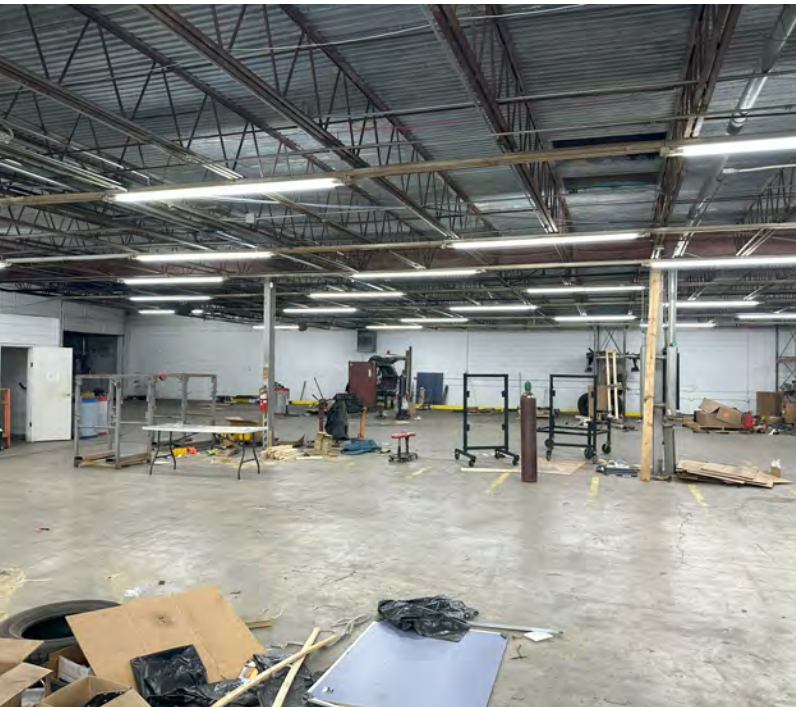
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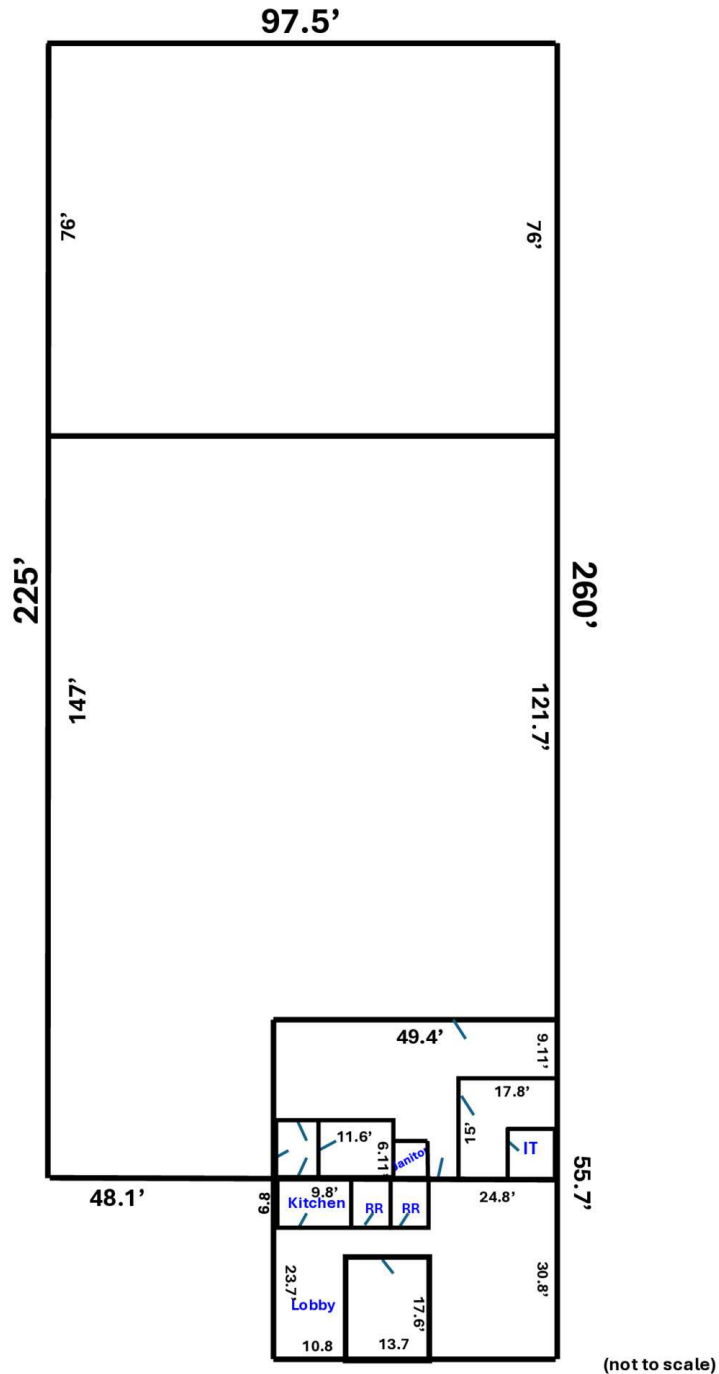
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10609 N. Dual St.



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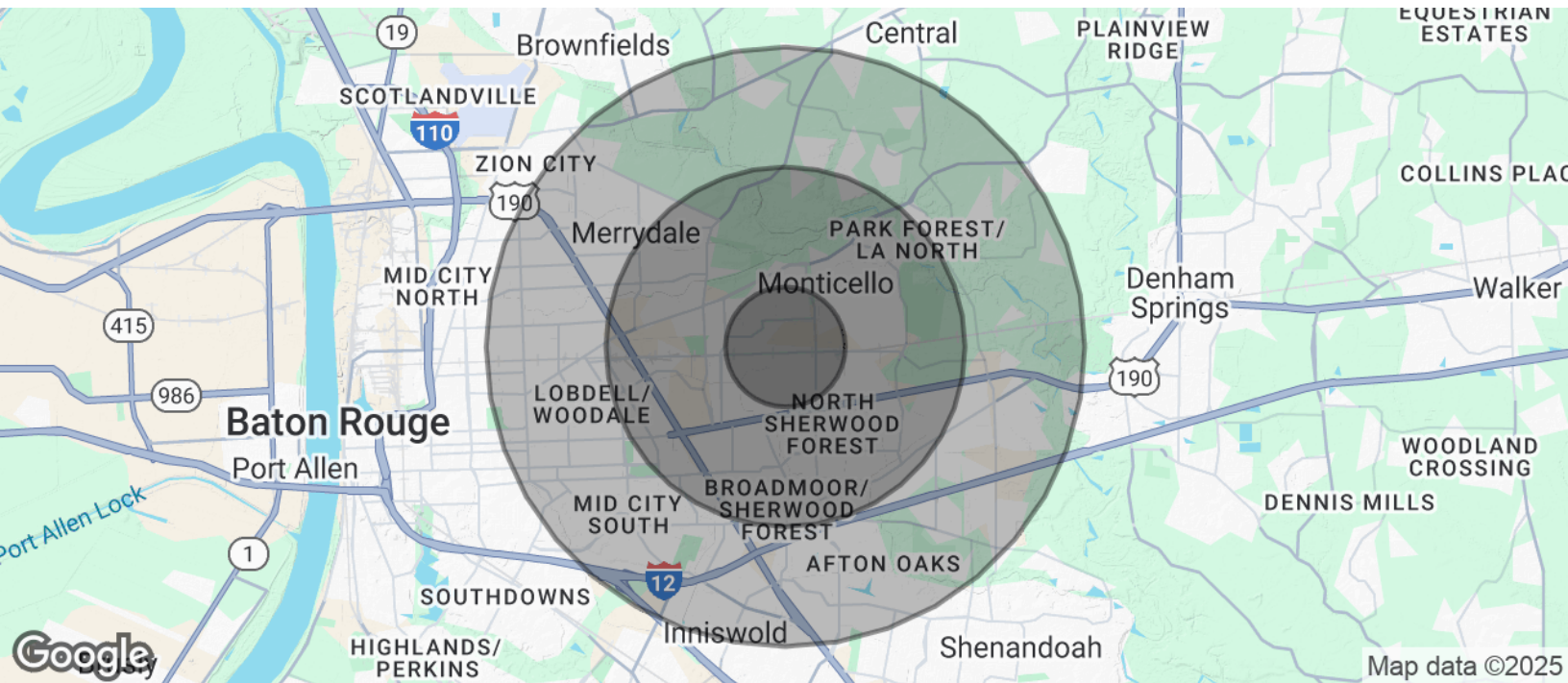
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,668	55,994	153,549
Average Age	40	39	39
Average Age (Male)	39	37	38
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	21,180	62,414
# Of Persons Per HH	2.8	2.6	2.5
Average HH Income	\$63,917	\$73,796	\$78,753
Average House Value	\$179,388	\$213,100	\$258,945

Demographics data derived from AlphaMap

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